



# City of Carlsbad

## Planning Department

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**CASE NAME:** Hagey Residence  
**CASE NO:** CDP 06-25  
**PROJECT LOCATION:** The project is located on the west side of Jefferson Street, just south of Las Flores Drive in the City of Carlsbad, County of San Diego.

**PROJECT DESCRIPTION:** The project is a request for approval of a Coastal Development Permit to demolish an existing foundation and retaining wall, and construct a 5,210 square foot single-family residence. The project site is a 0.45-acre parcel located on the west side of Jefferson Street along the south shore of the Buena Vista Lagoon. The Buena Vista Lagoon is identified in the City of Carlsbad Habitat Management Plan as an existing hardline preserve area. The single-family home proposes 2 stories with a day lighting basement facing west towards the lagoon.

Topography of the site consists of a flat area adjacent to Jefferson Street and a steep slope leading down to the lagoon. Elevations on site range from approximately 20 feet above mean sea level (msl) near the western site boundary to approximately 65 feet msl along the eastern site boundary.

Surrounding land uses consist of multi-family residential development to the north, single-family residential development to the south, Jefferson Street and single-family homes to the east, and the Buena Vista Lagoon to the west.

The 0.45-acre project site consists of primarily undeveloped land supporting 0.01-acres of Wetland/Riparian habitat, 0.16-acres of Non-Native Grassland, 0.28-acres of Non-Native Vegetation, 0.01-acres of Eucalyptus Woodland, and 0.01-acres of Developed Area (an existing foundation and retaining walls). The project proposes a 100 foot wetland buffer. The Eucalyptus Woodland falls within the boundaries of the proposed 100 foot wetland buffer and will not be impacted by the project. The project will impact 0.06 acres of Non-Native Grassland, 0.20-acres of Non-Native Vegetation, and 0.01-acres of Developed Area. Impacts will be mitigated in accordance with the City of Carlsbad's Habitat Management Plan (HMP).

The project proposes to plant the 100 foot wetland buffer area adjacent to the lagoon with native plant species and will establish an open space easement over this area to further restrict any future development.

**PROPOSED DETERMINATION:** The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the initial study (EIA Part 2) identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before



the City that the project "as revised" may have a significant effect on the environment. Therefore, a **Mitigated Negative Declaration** will be recommended for adoption by the City of Carlsbad Planning Commission.

A copy of the initial study (EIA Part 2) documenting reasons to support the proposed Mitigated Negative Declaration is on file in the Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008. Comments from the public are invited. Please submit comments in writing to the Planning Department within 30 days of the date of this notice.

The proposed project and Mitigated Negative Declaration are subject to review and approval/adoption by the City of Carlsbad Planning Commission and City Council. Additional public notices will be issued when those public hearings are scheduled. If you have any questions, please call Jason Goff in the Planning Department at (760) 602-4643.

PUBLIC REVIEW PERIOD August 17, 2007 through September 6, 2007

PUBLISH DATE August 17, 2007 :